

Newspapers of the Real Estate World

APARTMENT BUILDERS BUY BROOKLYN TRACT

Acquire 23 Lots in Canarsie Section—Other Deals.

Apartment house builders have purchased a plot about twenty-three lots on the west side of Ralph avenue, near the Sutter avenue station of the Interborough Rapid Transit Company. The plot is owned by the Canarsie Realty Company, which is the owner of the Sutter avenue station. The plot is bounded by Ralph avenue to the north, Sutter avenue to the south, and by the tracks of the Interborough Rapid Transit Company to the east. The plot is about 100 feet wide and 1,000 feet long. It is divided into 23 lots. The lots are numbered 1 to 23. The lots are owned by the Canarsie Realty Company. The company is planning to build apartment houses on the lots. The first building to be built is a four-story building on lot 1. The building will have 16 apartments. The building will be built by the Canarsie Realty Company. The building will be completed in the spring of 1923.

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Julius Trattner sold for the Canarsie Realty Company a five-story apartment house, 42x100, arranged for twenty families at 954 Sherman avenue. The building is a five-story building. It has a frontage of 42 feet on Sherman avenue. The building is owned by the Canarsie Realty Company. The company is planning to build apartment houses on the lots. The first building to be built is a four-story building on lot 1. The building will have 16 apartments. The building will be built by the Canarsie Realty Company. The building will be completed in the spring of 1923.

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REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN REAL ESTATE AUCTIONEER

Absolute Auction Sale

by the order of CORNELIA OSGOOD TYLER, Owner

SATURDAY, DEC. 2

At 3 P. M., on the premises

Magnificent Waterfront Estate

OF THE LATE COL. AUGUSTUS CLEVELAND TYLER, ON FEGUOT AVENUE

NEW LONDON, CONN.

Large Residence with Beautifully Landscaped Grounds Having Extensive Frontage on the Water.

For booklet of sale apply personally or through your own broker to Arthur C. Sheridan, Inc., 152 Broadway, New York City.

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APARTMENTS—Sale or Let.

Unfurnished.

Above 59th St.—5th Ave. to East River.

108-110 EAST 81ST

NEAR PARK AVENUE

High Class Elevator Apts.

6 ROOMS, 2 BATHS

RENTS, \$2,500 TO \$3,500.

Now Ready for Occupancy.

Apply on premises or

ALTA VISTA HOLDING CO.

320 5th Ave. Phone 2556.

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IVY COURTS FLATS

IN \$1,000,000 DEAL

Three Houses on West 107th St. Change Hands; Sarsfield and Herodian Court Sold.

Joseph Milner Company sold for the Ivy Courts Realty Company, Kingston, F. Kilpatrick president, to the Broadway and West 107th Street Corporation the three six-story apartment buildings at 210, 230 and 250 West 107th street. The plot has a frontage of 275 feet on 107th street. The buildings contain apartments from five rooms up to twelve.

The buildings known as Ivy Courts have been owned by Mr. Kilpatrick since they were built several years ago. The total annual rents of the buildings amount to \$170,000 and the purchase price was close to \$1,000,000.

New Owners for Sarsfield.

The Sarsfield, a ten-story fireproof apartment house at the southwest corner of Broadway and 154th street, 15x100, has been sold by the Sarsfield Realty Company to the Daily Realty Company, represented by Frederick L. Loe, attorney. The structure was held at \$700,000, and returns an annual rental of \$100,000. William S. Baker and William J. Spiegelberg were the brokers for the seller and H. J. Kanowitz represented the purchaser.

Herodian Court in Two Deals.

Herodian Court, a six-story elevator apartment house at 44 West 120th street, has been sold in two sales with a course of a few days. It was first purchased by A. H. Levy from the J. & L. Realty Company (Jacobs & Livingston) through John H. Loe, attorney, and William F. Furst, brokers. In the sale Mr. Levy was represented by I. Witkin as attorney, who arranged a resale of the property for Mr. Levy to Paul M. Gomberg.

The structure stands on a plot 150x100, between Morningside Drive and Amsterdam avenue. It was valued at about \$425,000 and returns an annual rental of approximately \$70,000. The house contains accommodations for fifty-four families.

Other Apartment House Sales.

The W. H. Ebbitt Company sold for the William Brandt Company to Alexander Slater, attorney, the 10x100 six-story elevator apartment house at the northwest corner of 170th street and Audubon avenue, held at \$27,000. The owners took in part payment the Monmouth Beach Bathing Pavilion at Monmouth Beach, N. J., held at \$100,000. The new owners will alter and operate the pavilion.

Samuel Brenner has purchased from Hyman & Schulz the six-story elevator apartment house at the northwest corner of Columbus avenue and Seventy-sixth street. The house fronts 102.2 feet on the avenue and 40 feet on the street. The Wood, Dolan Company, through its representative, Charles J. Quinlan, were the brokers.

Armstrong & Armstrong sold for the estate of Gustav Zimmmer the five-story double tenement, 25x100, at 133 East 115th street. It has been held by the owners for thirty-six years.

John McAuley of Day & Day sold for Joseph and Mary Bily 93 and 94 Madison avenue and 21 and 23 East Seventy-fifth street, northwest corner, two four-story flats, with three stories, held at \$90,000. Thereafter, Frederick Reinhardt, an investor, gave in part payment 300 Convent avenue, a four-story dwelling held at \$25,000. The same broker sold for Mary E. Reilly 200 Park avenue, four-story tenements, 25x100.

Isaac Lowenfeld and William Prager purchased from Samuel L. Levine 51 East 130th street, a five-story tenement, northeast corner of Madison avenue, a five-story apartment, 20x100, housing ten families, with a rental of \$6,000 and held at \$60,000. Charles Berlin & Co. were the brokers.

Andrew Davey, the grocer, sold to a client of Louis W. Osterweis, through Frederick W. Kroeger, Jr., the tenement 1221 First avenue, 25x100. Mr. Davey owned his first store there in 1914 and lived behind the store.

James H. Crikshank purchased from Annie N. Dineen 12 West 128th street, a five-story single flat, 20x100. Harry Sugarman was the broker.

Edward Peeney sold to the Lee How Realty Company the five-story tenement 775 Third avenue, near Thirty-eighth street, 20x100.

BROWN BUYS 16TH ST. PLOT.

Operator Acquires Old Parcels for Building Site.

Frederick Brown purchased from Samuel H. Longstreet and Margaret H. Phillips 122 and 124 West Sixteenth street; from Joseph L. Buttenwieser 130 West Sixteenth street, making a combined plot with a frontage on Sixteenth street of 75 feet and a depth of 102.2 feet. The plot is owned by the Brown Realty Company. The company is planning to build apartment houses on the lots. The first building to be built is a four-story building on lot 1. The building will have 16 apartments. The building will be built by the Brown Realty Company. The building will be completed in the spring of 1923.

Only two groups of cities, Western and Southern, show a decrease in building operations in October, 1922, as compared with the preceding month. All groups show an increase in building operations in October, 1922, as compared with the preceding month. The increase in building operations in October, 1922, as compared with the preceding month, was 100 percent.

Nathaniel L. McCready is the buyer of the dwelling at 40 East Sixty-seventh street, a five-story tenement, 25x100. Transfer was made by the estate for a stated consideration of \$55,000 to Marguerite Tracy, who conveyed it to Mr. McCready. It carries a mortgage of \$45,000.

Building operations show increased activity in the second week of the month according to Bradstreet's report, issued yesterday, and based on returns from 181 cities. For October building expenditures totaled \$294,560,134 as against \$137,628,498 for September, 1922, and a total of \$1,655,528,553 for October, 1921.

Other purchasers of properties sold recently are Frank C. and Marguerite Gardhausen of 165 West 121st street; Joseph L. Miller of 64 West Eighty-third street; Julia Mulhall of 65 East 127th street; Elizabeth M. Parsons of 110 South street; and Stuart H. Patterson of the northeast corner of Greenwich and Twelfth streets.

Plans have been filed for a fourteen-story apartment and stores, 75x90, at 109 West Fifty-fourth street by the Glano Realty Company. G. F. Peilham, architect, estimated the cost at \$600,000. Plans have also been filed for a five-story apartment, 15x75, at 708-716 West 17th street by the S. & B. Building Corporation. D. E. Lang, architect, estimates the cost at \$250,000. Plans for a six-story brick tenement to be built on the southwest corner of Davidson avenue and South street have been filed. The owner